

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Street & Alley Vacation #01024

DATE: January 8, 2002

PROPOSAL: To vacate the west 60.15 feet of Wagon Lane from the south line of Outlot B to the north line of Outlot B, Frontier Acres.

LAND AREA: 3,609 square feet, more or less

CONCLUSION: If this application were approved as requested, Outlot C would lose its access. Access to Outlot C must be provided before this portion of Wagon Lane can be vacated.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The west 60.15 feet of Wagon Lane from the south line of Outlot B to the north line of Outlot B, Frontier Acres Addition, located in the NW 1/4 of Section 16, T9N, R7E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: Wagon Lane and S. 62nd Street

APPLICANT: Nebraska Title Company
633 S. 9th Street - Suite 200
Lincoln, NE 68508
(402) 476-8818

OWNER: Nebraska Title Company

CONTACT: Darrell K. Stock
1115 "K" Street - #104
Lincoln, NE 68508
(402) 476-3345

SURROUNDING LAND USE AND ZONING:

North:	AGR and R-1	Single family house and Old Cheney Road
South:	AGR	Vacant
East:	AGR	Acreages
West:	AGR	Acreage

STREET VACATION NO. 01024
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HISTORY: December 4, 1970

City Council approved the Frontier Acres Final Plat.

COMPREHENSIVE PLAN SPECIFICATIONS: The Southeast Lincoln/Highway 2 Subarea Plan designates this land as Parks and Open Space. The plan states:

The land is now designated for transitional office and open space uses in the subarea plan. Future specific site plans will preserve open space, trees, provide landscaped buffer to the adjacent neighbors, enhance the Highway 2 entryway, and provide for transportation improvements required by the office use. (p 11, Southeast Lincoln/Highway 2 Subarea Plan)

TRAFFIC ANALYSIS: The Comprehensive Plan classifies Wagon Lane as a local street.

AESTHETIC CONSIDERATIONS: This portion of Wagon Lane and the abutting Outlots are intended to serve as open space between the acreages and future office development to the west.

ANALYSIS:

1. The vacation of this portion of Wagon Lane would prevent the future office uses from driving through the acreage area, which would help buffer the neighbors from the commercial as it develops.
2. If this application were approved, Outlot C would lose its access to a public street.
3. Before this portion of Wagon Lane can be vacated, the property owners must create a cul de sac which provides access to Outlot C.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 The abutting owners have submitted a final plat that would eliminate any existing lots that do not front on and have access to a public street or private roadway and all requirements of the final plat have been completed except the transfer of ownership of the vacated street to the owners.

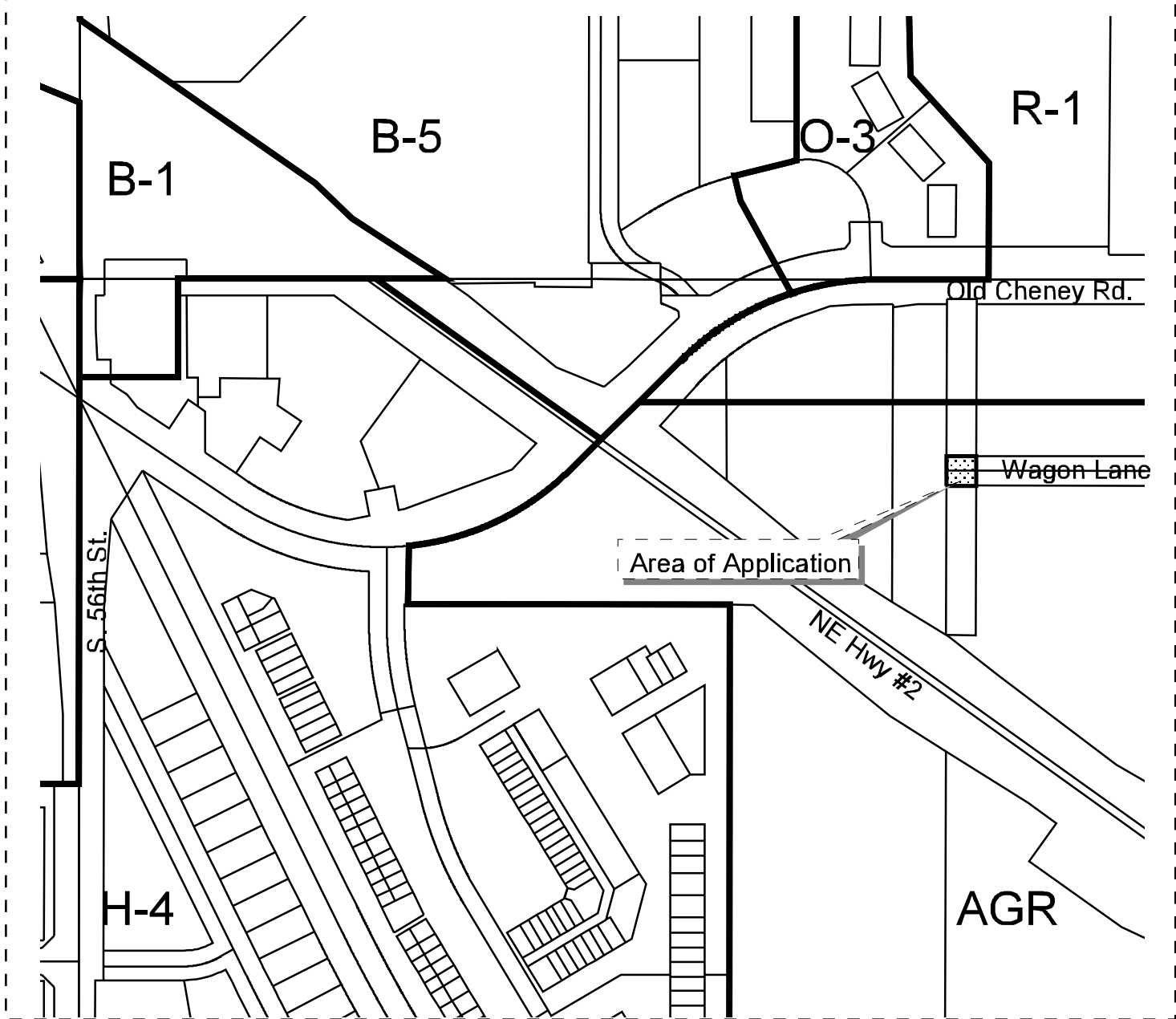
Prepared by:

Jason Reynolds
Planner



Street & Alley Vacation #01024
SE of 56th & Old Cheney Rd.



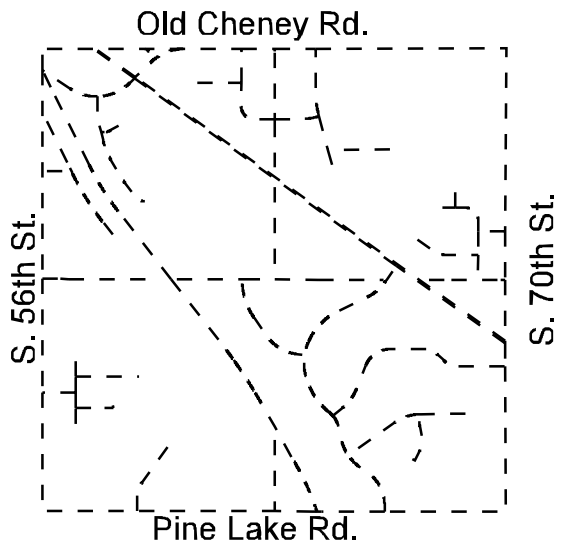
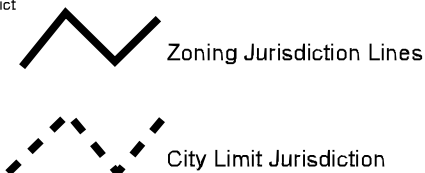


Street & Alley Vacation #01024 SE of 56th & Old Cheney Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 16 T9N R7E



Lincoln



Nebraska's Capital City

December 20, 2001

Lincoln City / Lancaster County
Planning Commission
Lincoln, NE 68508

RE: Vacating the West 60.15 Feet of Wagon Lane from the South Line of Outlot B to the North Line of Outlot C in Frontier Acres


Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a proper petition from Nebraska Title Company, owner of Lot 46 Irregular Tract located in the northwest quarter of Section 16, Township 9 North, Range 7 East, Lancaster County, Nebraska, and Outlots B and C Frontier Acres, to vacate the above described public right-of-way. Petitioner is requesting this vacation in order to develop the adjacent lots.

There are no existing utilities in this area. Potential easements would be requested at time of redevelopment of adjoining lots.

The City of Lincoln Land Subdivision ordinance requires that dead-end streets be terminated with a cul-de-sac. The original intent of the platted street was to extend it west into the adjoining property. The proposed land use may not make this extension desirable. The vacation will require a subdivision to provide access to the outlot south of Wagon Lane. The resubdivision needs to provide a permanent cul-de-sac termination in accordance with subdivision requirements. Approval of this vacation should not take place until the time the petitioner has a development plan. This vacation contains an area of 3,609 square feet, more or less.

Sincerely,


Byron Blum
Engineering Services

cc: Mayor Wesely
Allan Abbott
Kathleen Sellman
Marc Wullschleger
Roger Figard
Nicole Fleck-Tooze
Joan Ross
Clint Thomas
Dana Roper

Wagon Ln Vac tdm.wpd

